

CLARKES ROAD

26

£205,000
26 Clarkes Road
Portsmouth, PO1 5PR

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this two bedroom end-terraced property located in Clarkes Road, Fratton. An ideal purchase for first time buyers or investors. Accommodation comprises a 20ft reception room, a 12ft fitted kitchen, an upstairs bathroom plus two bedrooms. Additional benefits include double glazing, gas central heating and a 19ft rear garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, cupboards housing gas & electric meters, fitted storage cupboard, door to reception room, stairs to first floor.

RECEPTION ROOM 20' 02" x 14' 10" (6.15m x 4.52m) PVC double glazed window to front aspect, radiator, electric fireplace, opening to kitchen.

KITCHEN 12' 0" x 8' 06" (3.66m x 2.59m) PVC double glazed window to rear aspect, range of wall and base level units, roll top work surfaces, integrated electric oven with induction hob & overhead extractor, space for fridge/freezer, space for dishwasher, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, tiling to principal areas, PVC double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms.

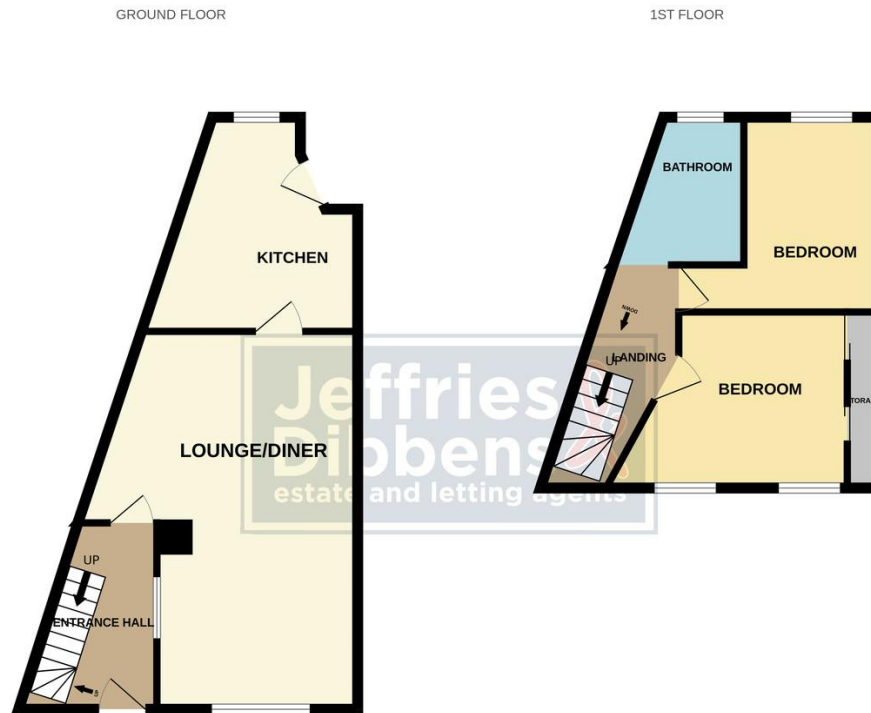
BEDROOM ONE 15' 05" x 9' 06" (4.7m x 2.9m) Two PVC double glazed windows to front aspect, radiator, fitted storage cupboard.

BEDROOM TWO 10' 05" x 7' 03" (3.18m x 2.21m) PVC double glazed window to rear aspect, radiator.

BATHROOM PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, wood panelled corner bath with mains shower over, tiling to principal areas.

GARDEN 19' 03" x 8' 08" (5.87m x 2.64m) Mainly laid to patio with raised decked area, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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